

NOTICE OF PUBLIC HEARING  
BOARD OF TRUSTEES  
TOWN OF ERIE

Notice is hereby given that on January 28, 2014, at 6:30 PM, or as soon as possible thereafter, in the Town Hall, 645 Holbrook, Erie, Colorado, or at such place and time as the hearing may be adjourned to, a PUBLIC HEARING will be held upon the Petition for Annexation filed by the Saeed & Forough Moradi Family Trust, K.A.C. Holdings LLC, a Delaware limited liability company, the Mike & Shahla Moradi Trust, dated November 28, 2006, the Katina Moradi Trust, dated December 16, 2005, the Albert Moradi Trust, dated December 16, 2005 and the Caroline Moradi Trust, dated December 16, 2005, and I & J PARTNERSHIP, LLP, a California Limited liability partnership, for the purpose of determining and finding whether the Andalusia area proposed to be annexed meets the applicable requirements of C.R.S. Sections 31-12-104 and 31-12-105 and is considered eligible for annexation.

A copy of the Petition for Annexation, as filed, is included in this Notice.

The legal description of the property is:

A PARCEL OF LAND SITUATED IN SECTION 6, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF WELD, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 6 AND CONSIDERING THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 6 TO BEAR SOUTH 89°42'30" WEST, SAID LINE FORMING THE BASIS OF BEARING FOR THIS LEGAL DESCRIPTION; THENCE N89°54'46"W, A DISTANCE OF 30.01 FEET; THENCE N00°59'09"E, A DISTANCE OF 335.99 FEET; THENCE S89°42'05"W, A DISTANCE OF 389.95 FEET; THENCE S51°32'39"W, A DISTANCE OF 543.53 FEET; THENCE S89°42'30"W, A DISTANCE OF 1787.55 FEET; THENCE S89°49'40"W, A DISTANCE OF 1647.93 FEET; THENCE N22°39'51"E, A DISTANCE OF 2365.48 FEET; THENCE N67°22'22"W, A DISTANCE OF 50.05 FEET; THENCE N22°40'04"E, A DISTANCE OF 59.87 FEET; THENCE S67°25'35"E, A DISTANCE OF 50.09 FEET; THENCE S80°15'43"E, A DISTANCE OF 443.26 FEET; THENCE S23°04'58"E, A DISTANCE OF 153.98 FEET; THENCE S00°15'02"E, A DISTANCE OF 124.61 FEET; THENCE S33°25'39"E, A DISTANCE OF 134.89 FEET; THENCE N57°52'44"E, A DISTANCE OF 139.18 FEET; THENCE N64°36'06"E, A DISTANCE OF 57.25 FEET; THENCE S00°51'58"W, A DISTANCE OF 24.35 FEET; THENCE N79°47'10"E, A DISTANCE OF 47.75 FEET; THENCE S81°35'50"E, A DISTANCE OF 136.58 FEET; THENCE N58°49'25"E, A DISTANCE OF 77.11 FEET; THENCE N30°51'40"E, A DISTANCE OF 131.96 FEET; THENCE N04°53'43"W, A DISTANCE OF 73.50 FEET; THENCE N27°55'30"W, A DISTANCE OF 195.02 FEET; THENCE N03°00'50"E, A DISTANCE OF 42.18 FEET; THENCE N46°57'59"E, A DISTANCE OF 37.17 FEET; THENCE N39°21'34"W, A DISTANCE OF 372.64 FEET; THENCE N00°53'13"E, A DISTANCE OF 1353.95 FEET; THENCE N00°52'37"E, A DISTANCE OF 1316.75 FEET; THENCE N88°48'32"E, A DISTANCE OF 480.96 FEET; THENCE N89°25'02"E, A DISTANCE OF 94.16 FEET; THENCE S17°59'27"W, A DISTANCE OF 218.48 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 6721.00 FEET AND AN ARC LENGTH OF 726.73 FEET, THROUGH A CENTRAL ANGLE OF 06°11'43" AND A CHORD BEARING OF S26°55'51"W AND A CHORD LENGTH OF 726.38 FEET; THENCE N89°32'00"E, A DISTANCE OF 610.38 FEET; THENCE S01°00'46"W, A DISTANCE OF 1019.39 FEET; THENCE S85°34'36"E, A DISTANCE OF 518.97 FEET; THENCE N00°57'20"E, A DISTANCE OF 431.19 FEET; THENCE S88°59'54"E, A DISTANCE OF 44.61 FEET; THENCE N11°58'59"E, A DISTANCE OF 320.20 FEET; THENCE N26°06'51"E, A DISTANCE OF 358.61 FEET; THENCE N26°40'48"E, A DISTANCE OF 243.07 FEET; THENCE N50°28'33"E, A DISTANCE OF 84.11 FEET; THENCE N70°51'16"E, A DISTANCE OF 60.24 FEET; THENCE N52°54'59"E, A DISTANCE OF 83.66 FEET; THENCE N36°35'20"E, A DISTANCE OF 232.55 FEET; THENCE N25°26'18"E, A DISTANCE OF 132.78 FEET; THENCE

N42°56'20"E, A DISTANCE OF 81.73 FEET; THENCE N47°41'42"E, A DISTANCE OF 281.91 FEET; THENCE N84°49'01"E, A DISTANCE OF 51.12 FEET; THENCE N85°28'32"E, A DISTANCE OF 191.10 FEET; THENCE S44°00'58"E, A DISTANCE OF 70.70 FEET; THENCE S89°00'58"E, A DISTANCE OF 28.51 FEET; THENCE S88°56'50"E, A DISTANCE OF 30.00 FEET; THENCE S01°03'10"W, A DISTANCE OF 1363.28 FEET; THENCE S01°02'46"W, A DISTANCE OF 1385.88 FEET; THENCE S00°59'09"W, A DISTANCE OF 2537.09 FEET; THENCE N89°54'46"W, A DISTANCE OF 30.00 FEET;

CONTAINING 14,354,337 SQUARE FEET OR 329.53 ACRES MORE OR LESS.

AND EXCLUDING LOT A RE-1516 UNDER RECEPTION NUMBER 2611753 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 6 THENCE N70°28'41" W, A DISTANCE OF 31.63 FEET TO THE POINT OF BEGINNING; THENCE N31°50'47"W, A DISTANCE OF 194.22 FEET; THENCE N07°11'03"E, A DISTANCE OF 98.77 FEET; THENCE N08°56'04"W, A DISTANCE OF 50.00 FEET; THENCE N26°39'46"W, A DISTANCE OF 322.56 FEET; THENCE N42°36'21"W, A DISTANCE OF 446.86 FEET; THENCE N09°03'16"W, A DISTANCE OF 51.67 FEET; THENCE N15°44'24"E, A DISTANCE OF 139.99 FEET; THENCE N38°34'05"E, A DISTANCE OF 70.07 FEET; THENCE N60°12'47"E, A DISTANCE OF 170.91 FEET; THENCE N41°33'42"E, A DISTANCE OF 79.21 FEET; THENCE N19°07'05"E, A DISTANCE OF 137.44 FEET; THENCE N36°35'52"E, A DISTANCE OF 75.58 FEET; THENCE N56°40'33"E, A DISTANCE OF 252.15 FEET; THENCE S01°02'50"W, A DISTANCE OF 1643.58 FEET TO THE POINT OF BEGINNING;

CONTAINING 459,230 SQUARE FEET OR 10.54 ACRES MORE OR LESS.

CONTAINING NET A TOTAL AREA OF 13,895,107 SQUARE FEET OR 318.988 ACRES MORE OR LESS.

The Application for Annexation and Initial Zoning is on file with the Town of Erie.

Any person may appear at the Public Hearing and present evidence upon any matter to be determined by the Board of Trustees. The Board of Trustees will be taking comments at the Public Hearing prior to making a determination or taking any action on this matter.

/s/ Nancy J. Parker  
Town Clerk

FOR QUESTIONS OR COMMENTS, CONTACT  
TOWN OF ERIE  
COMMUNITY DEVELOPMENT DEPARTMENT  
P.O. BOX 750  
ERIE, COLORADO 80516  
PHONE: (303) 926-2770  
FAX: (303) 926-2706

This Notice shall be published in the Colorado Hometown Weekly once a week for four successive weeks: December 18, 2013; December 25, 2013; January 1, 2014; and January 8, 2014.

Please send the affidavit of publication and billing to:

Town Clerk  
Town of Erie  
PO Box 750  
Erie, CO 80516